

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 3.13, "DEVELOPMENT REVIEW PROCEDURES, CONDITIONAL USE PERMIT", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 3.13, "Development Review Procedures, Conditional Use Permit," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibits "A", "B", and "C", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 12th day of February 2004.

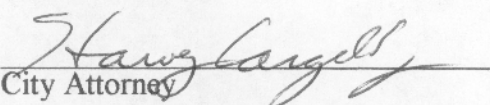
APPROVED:

RON SILVIA, Mayor

ATTEST:

Connie Hooks, City Secretary

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section 3.13, "Development Review Procedures, Conditional Use Permit", of Chapter 12, "Unified Development Ordinance", is hereby amended as follows:

That a Conditional Use Permit is hereby granted for a nightclub as provided for in Chapter 12, "Unified Development Ordinance", Section 3.13, "Development Review Procedures, Conditional Use Permit", of the Code of Ordinances of the City of College Station. The property located at 2206 Texas Avenue South in the Brazos Square Shopping Center is granted a Conditional Use Permit for a night club with entertainment attractions such as recorded indoor music and karaoke.

Conditions to the Conditional Use Permit:

1. That the entire parking lot for the center is resurfaced and paved per the City standards, excluding TXDOT right-of-way.
2. That the entire parking lot is stripped per the City standards, excluding TXDOT right-of-way.
3. That the entire center is cleaned per City standards, specifically the back and side areas.
4. That the lighting is corrected and properly working and maintained for the full length of the back of the property.

SITE LOCATION MAP OF TENANT'S RETAIL SPACE
(see paragraph 1.1 of lease)

Site Plan

BRAZOS SQUARE
SHOPPING CENTER
2206 TX Ave. S., CS

Vacant spaces can be offered to
accommodate different square
footages needed.

SPACES A-D
SPACE C
SPACE D,E,F,G,H
SPACE I
SPACE J
SPACE K
SPACE L
SPACE M,N,O

Approximate
Square Footage
6,040
2,680
12,437
2,910
1,914
1,500
1,500
7,875

Approximate
Frontage
60
75
150
70
75
20
20
100

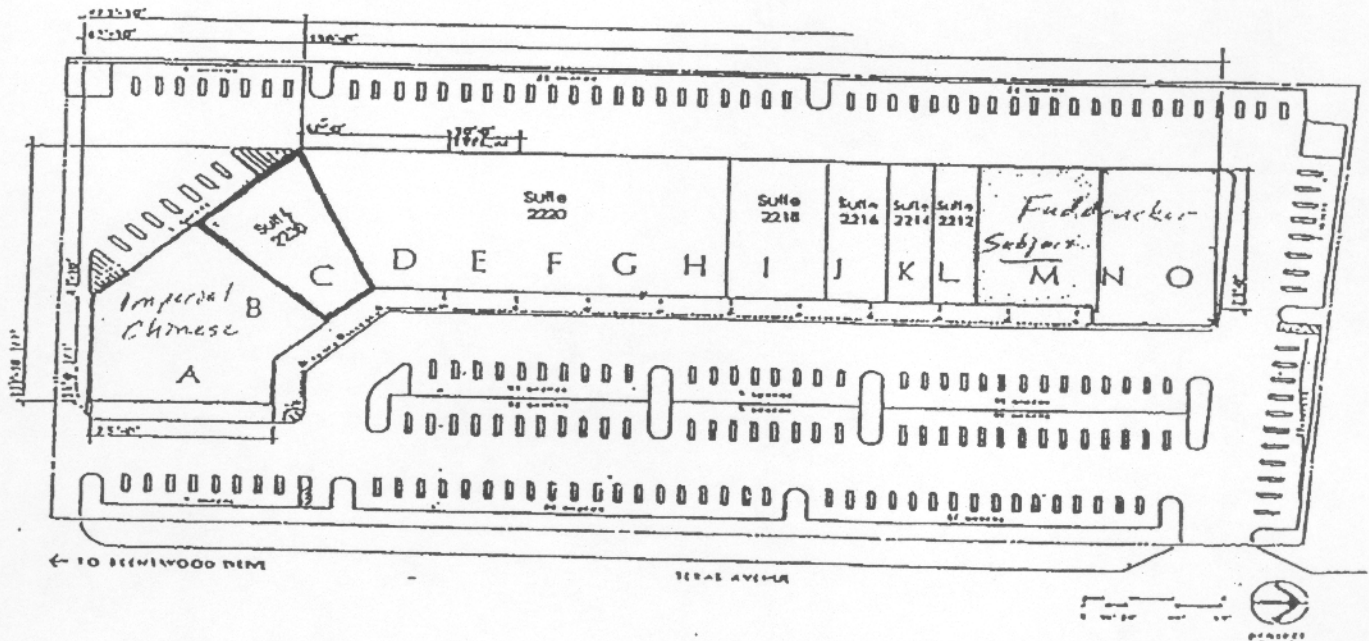
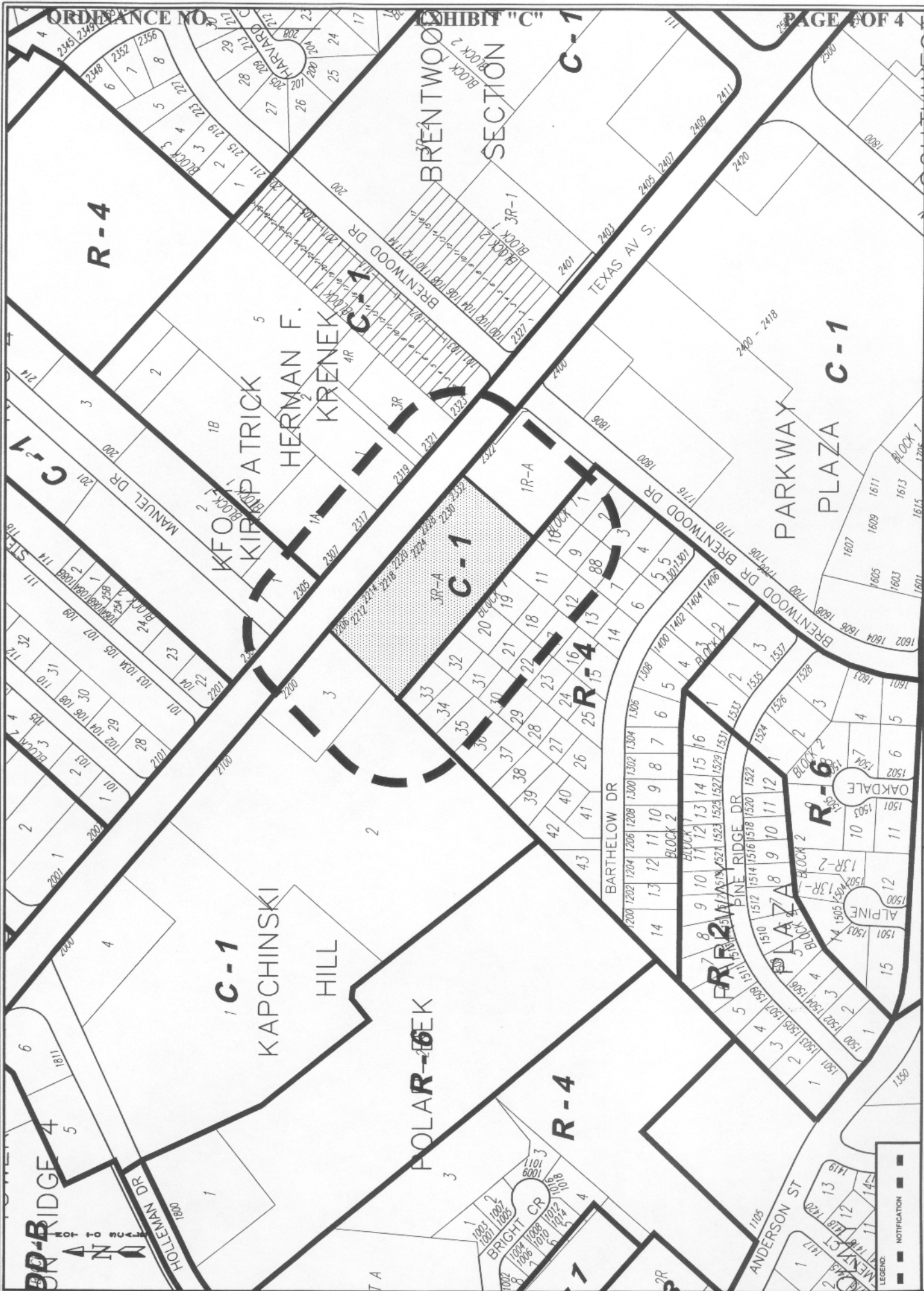


EXHIBIT A-1

FILED APR 06 1999

[Handwritten signatures]



ORDINANCE NO.

EXHIBIT "C"

PAGE 4 OF 4

City of College Station, Texas DEVELOPMENT REVIEW		NIGHT CLUB FOR CLARK MOSES ENTERTAINMENT		Case: 03-318	CUP
--	--	---	--	--------------	-----

LEGEND:
--- NOTIFICATION ---